

Ilion Housing Authority

Board Meeting
October 19, 2021

Board of Commissioners Members

Stephen Lachacz, Chairperson

Larry Woody, Treasurer

Brian Murray, Commissioner

Cathy McGrellis, Executive Director/Secretary

Joanne Moore, Village Trustee

Orlo Burch, Vice Chairperson

Margery Murray, Resident Commissioner

Pat Whalen, Commissioner

Mark Rose, Counsel

1. Call to Order.

Vice Chairperson Burch called the Board Meeting of the Ilion Housing Authority to order at 4:58pm at the Ilion Housing Authority office.

2. Roll Call.

Vice Chairperson Burch, Commissioners Murray, Whalen, and Woody were present. Director McGrellis was present. Resident Commissioner Murray was present via telephone. Chairperson Lachacz, Counsel Rose and Trustee Moore were excused.

3. Approval of the Minutes.

Commissioners read and reviewed the minutes of the September 27, 2021, Regular Board Meeting. Commissioner Murray made a motion to approve the minutes and Commissioner Whalen seconded the motion. Commissioner Woody abstained from the vote. Ayes all.

4. Management Report.

Director McGrellis provided a written monthly report and highlighted the key indicator information supplementing the report.

5. Tenant Advisory Report. Resident Commissioner Murray discussed the upcoming Harvest Dinner and Halloween Party. Also, she said the Tenant's Association and residents decided to have a small Christmas party with pizza and wings so each apartment will receive an Aldi gift card. The gift cards will be ordered and distributed in December.

6. Committee Reports. Nothing to report.

7. Financial Report.

- a. Monthly Transaction Report. The Board of Commissioners reviewed the report for September 2021. Commissioner Whalen made a motion to approve the monthly transaction report for September 2021 and Commissioner Murray seconded the motion. Ayes all.
- b. Credit Card Transaction Report. The Board of Commissioners reviewed the report for September 2021.
- c. Profit/Loss Report. The Board of Commissioners reviewed the report for September 2021.
- d. Bank Statements. The Board of Commissioners reviewed the report September 2021.

Commissioner Murray made a motion to accept the September 2021 financial report as presented and Commissioner Woody seconded the motion. Ayes all.

8. Old Business.

- a. Mohawk Valley Community Action Weatherization Program – Director McGrellis advised the board that Mohawk Valley Community Action has received all the information requested. Director McGrellis is currently waiting on the proposal for the projects. An update will be given at the November meeting.

9. New Business

- a. Code of Ethics – Board members reviewed and signed the Code of Ethics.
- b. Conflicts of Interest – Board members reviewed and signed the Conflicts of Interest.
- c. Board Member Confidentiality – Board members reviewed and signed the Board Member Confidentiality.
- d. John Guy Prindle Regulatory Agreement amendment Resolution #930 – Director McGrellis advised the board that she was contacted by a law firm representing John Guy Prindle Apartments because they are refinancing. The Iliion Housing Authority issued bonds for John Guy Prindle construction project in 2017 so an amendment to the original Regulatory Agreement is required. Commissioner Murray made a motion to approve the amendment to the original Regulatory Agreement for John Guy Prindle’s refinancing project Resolution #930 and Commissioner Whalen seconded the motion. Ayes all.
- e. John Guy Prindle Document Release from Title Resolution #931 – Director McGrellis advised the board that she had sent the John Guy Prindle Document Release from the Title to Counsel Rose for review. This will remove the Iliion Housing Authority from the title permanently. Commissioner Woody made a motion to approve the Document Release from Title Resolution #931 pending Counsel Rose’s approval and Commissioner Murray seconded the motion. Ayes all.
- f. November meeting change to November 30, 2021, at 5:00pm – Director McGrellis proposed the November 16, 2021, board meeting to be rescheduled to November 30, 2021. Resident Commissioner Murray made a motion to reschedule the board meeting to November 30, 2021, and Commissioner Woody seconded the motion. Ayes all.

10. Open Discussion. Nothing to report.

11. Executive Session for personnel matters. Nothing to report.

12. Next Scheduled Board Meeting: November 30, 2021, at 5:00pm

Adjourn. Resident Commissioner Murray made a motion to adjourn at 5:41pm and Commissioner Murray seconded the motion. Meeting adjourned.

Respectfully submitted,

Cathy McGrellis
Executive Director